

T10own of East Hampton  
Zoning Board of Appeals  
300 Pantigo Road, East Hampton, NY 11937



## **APPROVED MINUTES OF MEETING**

**Date: July 26<sup>th</sup> 2016**

**Time Started: 6:30 p.m.**

### **Members Present:**

**John P. Whelan, Chairman  
Cate Rogers, Vice Chair  
David Lys, Member  
Roy Dalene, Member**

### **Also Present:**

**Denise Savarese, Legislative Secretary  
Elizabeth Baldwin, Counsel to the Board**

### **Public Hearings:**

**6:30 PM – Applicant: Robert L. Miller – SCTM# 300-193-3-12.32, 25 Dune Alpin Drive, East Hampton – Project description is to allow an approximately 742.5 sq. ft. pool with coping to be built within rear yard lot line setbacks.**

**Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted the Affidavit of Service and Posting is in order. Member Dalene conducted a Field Inspection and reported his findings to the Board.**

### **Speakers at the Public Hearing**

**Laurie Wiltshire – Land Planning Services  
Lynn Jerome – 26 Ocean Drive – President of Board of Property Owners Assoc.  
Tyler Borsack – Planning Department**

**Member Dalene made a motion to close the Public Hearing and record. Vice Chair Rogers seconded. All members were in favor.**

### **Work Session:**

**Building Permit & Certificate of Occupancy Procedures – Memorandums from the Planning Department. – After outlining issues it was agreed this would be handled internally.**

### **Minutes:**

**Member Lys made a motion to approve the Minutes of July 19<sup>th</sup> 2016. Member Dalene seconded. All members were in favor.**

### **Tabled Board Determination:**

**NW Bungalow LLC – SCTM# 300-90-3-7 – 95 Northwest Landing Road, East Hampton - Request for a Certificate of Occupancy**

### **Board Determination:**

**Barbara Hair – SCTM# 300-77-1-2 – 265 Three Mile Harbor, Hog Creek – Letter from John Tarbet dated June 6th 2016 and July 18th 2016 regarding removal of a condition of approval from a ZBA Determination. – Member Lys made a motion to approve a Resolution Amending Determination. Member Dalene seconded.**

Chairman Whelan was in favor. Vice Chair Rogers abstained. Counsel Baldwin to prepare Resolution.

**Public Hearing:**

6:50 PM – Applicant: Christopher Anderson – SCTM# 300-28-3-6 – 40 S. Geneva Court, Montauk – Project description is to allow an existing 184 sq. foot wood deck, gravel parking area with Belgian block, additional gravel areas, and brick walkway to remain within minimum wetland setbacks, side yard lot line setbacks, front yard lot line setbacks, and scenic easement setbacks.

Chairman Whelan read the Notice of Public Hearing into the record. Counsel Baldwin noted that the Affidavit of Service and Posting was in order. Vice Rogers conducted a Field Inspection of the property and reported her findings to the Board.

**Speakers at Public Hearing:**

Carol Anderson – 40 S. Geneva Court  
Tyler Borsack – Planning Department

Vice Chair Rogers made a motion to close the Public Hearing and record. Member Dalene seconded. All members were in favor.

**Public Hearing:**

7:10 PM – Applicant: John Anton – SCTM# 300-127-3-4 – 66 Cross Highway, Amagansett – Project description is to construct an approximately 67 sq. ft. second story dormer addition and to allow an existing approximately 510 sq. ft. slate patio, approximately 694.5 sq. ft. wood deck, 40 sq. ft. shed, 60 sq. ft. outdoor shower, and wall to remain within jurisdiction and minimum setbacks of tidal wetlands.

Chairman Whelan read the Notice of Public hearing into the record. Counsel Baldwin noted that the Affidavit of Service & Posting was in order. Member Lys conducted a Field Inspection and reported his findings to the Board.

**Speakers at the Public Hearing**

Mary Jane Assano, Attorney for the Applicant  
Tyler Borsack, Planning Department

Member Lys made a motion to close the Public Hearing and leave the record open until October 25<sup>th</sup> for 1) septic system certification 2) Vegetative Buffers and additional documentation regarding bulkhead and stairwell. Vice Chair Rogers seconded. All members were in favor.

**Public Hearing:**

7:30 PM – Applicant: Richard Giles – SCTM# 300-67-3-4 – 25 Dogwood Street, Montauk – Project description is to construct a 540 sq. ft. pool house nonconforming to the maximum allowable gross floor area.

Chairman Whelan read the Notice of Public hearing into the record. Counsel Baldwin noted that the Affidavit of Service & Posting was in order. Member Lys conducted a Field Inspection and reported his findings to the Board.

**Speakers at Public Hearing:**

Richard Giles  
Tyler Borsack, Planning Department

Vice Chair Rogers made a motion to close the Public Hearing and record. Member Dalene seconded. All members were in favor.

**Public Hearing:**

7:50 PM – Louise Fischer & Philip Bruno – SCTM# 300-20-5-9 – 116 Old West Lake Drive, Montauk – Project description is to demolish the existing approximately 2,570 sq. ft. residence, a 686 sq. ft. garage, and associated structures and to construct an approximately 3,820 sq. ft. two story residence with 592 sq. ft. attached garage, an approximately 929 sq. ft. pool patio, 512 sq. ft. swimming pool, 390 sq. ft. roof deck, walkway, 116 sq. ft. patio, outdoor shower, approximately 3,208 sq. ft. driveway, and new sanitary system within jurisdiction of wetlands

Chairman Whelan read the Notice of Public hearing into the record. Counsel Baldwin noted that the Affidavit of Service & Posting was in order. Vice Chair Rogers conducted a Field Inspection and reported her findings to the Board.

**Speakers at Public Hearing:**

Laurie Wiltshire, Land Planning Services  
Tyler Borsack, Planning Department

Vice Chair Rogers made a motion to close the Public Hearing and record. Member Dalene seconded. All members were in favor.

**Work Session:**

**Board Determination:**

Hogan-Twigg – SCTM# 300-28-4-26 – 85 South Edgemere Street, Montauk – Memorandum of Brian Frank dated June 21st 2016 regarding the revised building plans and survey submitted. Chairman Whelan made a motion to approve the revised building plans and survey. Member Lys seconded. All members were in favor.

**Resolutions Signed:**

Sean MacPherson – SCTM# 300-32-6-3 – Chairman Whelan made a motion to approve the Determination as written. Member Lys seconded. All members were in favor.

**Adjourn:**

Member Lys made a motion to close the Public Hearing. Vice Chair Rogers seconded. All members were in favor.

---

John P. Whelan, Chairman  
Zoning Board of Appeals